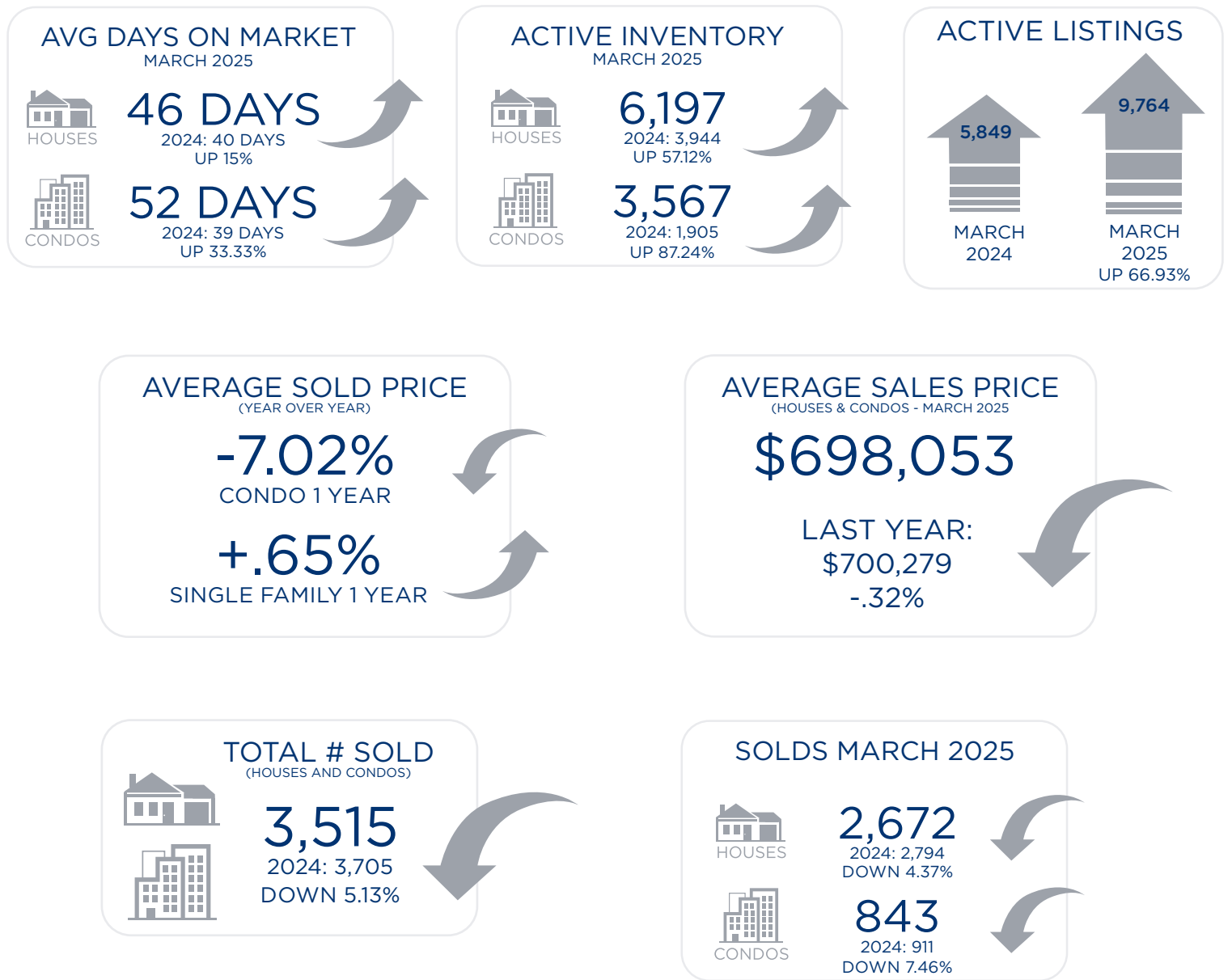




REAL ESTATE MARKET UPDATE

APRIL 2025

As we watch Spring weather bring everything back to life around us, we are also experiencing the best time of the year to Sell and Buy a home! In fact, April has been marked as the best time to sell in 2025, according to Realtor.com's annual analysis! Spring time in the Rockies is no different, so let's take a look at the numbers through March and the first quarter of 2025! The Active Inventory for Residential Real Estate is at 9,764 which is up 67% from the same time last year. New Listings are up 25% YTD while Pending Contracts were up 14% in March. Sold and Closed properties continue to be a lagging indicator for the 1st quarter and are down almost 4% from last year, however the market is building momentum and we expect that to increase and surpass last year! The Average days on the market has also increased at 54 YTD, which is up 23% from last year. The Average Price of a Single Family home YTD is currently at \$777,905 which is up almost 3% from last year, while the Average Price of a Condo/Townhome is currently at \$444,510 and that is down -2.2% from last year. Buyers, the Denver Metro Real Estate Market is currently one of the top 15 Buyer's Markets in the Nation, so the opportunities to find the right home are perfect during the home buying season and see some excellent value! Sellers, the Buyers are looking for value and don't have the same urgency as during the pandemic years. Buyers will wait for the right home, however they will also compete for a well-priced home in turnkey condition in a desirable area. Sellers need to create that urgency by presenting a beautiful home at an attractive price. We see some amazing opportunities in the market this Spring Season, and are excited to share our professional experience to assist with all of your Real Estate needs!



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3.4 BILLION IN SALES IN 2024



Market data for residential single family & condo/townhomes. Based on information from RE COLORADO, for the period 3-31-24 through 3-31-25 RE/MAX Professionals does not guarantee or is in any way responsible for its accuracy. Data maintained by RE Colorado may not reflect all real estate activity in the market. Copyright © 2025 REALTOR® Services Corp.